

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

May 5, 2003

PRESENT: Tom Cowan, Chair
Mark Decker, Co-Chair
Terry Janicz
Rick Meahl
Don Hoeffler
Andy Kelkenberg
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Minor Subdivision Application – 1 Lot on Rapids Road – Spencer Brown – SBL #20.00-2-50.11

The Board discussed the request for a one lot minor subdivision made by Spencer Brown located on Rapids Road. The proposed lot will be 150' x 310'. The lot drains north into the road ditch, which drains to the west. Terry motioned to approve the subdivision, seconded by Andy and all approved.

There was some discussion regarding the subdivision of land relative to the parent parcel being included in the sequence of subdividing three lots in four years. Mr. Brown subdivided a two-acre lot, which was acquired by Craig Kelkenberg. Both of them could subdivide from the parent parcel. It would not count as Craig's first split, as the parent parcel has prior splits, and in this case, it would be the last split in five years. Depending on which of them approached us first would determine who would have the right to subdivide next. Our code book is not specific, therefore, Tom will check to see if he still has paperwork from the creation of the rule.

Site Plan Review – Kelly Schultz – 10995 Main Road

Andy excused himself in his role as Planning Board member. Andy presented the site plan and storm drainage/grading plan. The proposed addition to the one-story green building of approximately 8,100 square feet will serve as sixteen 10' x 40' set-up areas for antique dealers with a 1600 square foot concession area. It will be re-roofed in green and sided in tan to match the surrounding buildings. Storm water drains to the rear of the property, and a minimal increase in storm water runoff of 5.3% is expected. The Board would like to have an updated site plan of the entire property. Project completion is targeted for July 1st. Don motioned to approve the site plan, seconded by Mark and all approved.

Site Plan/Special Use Permit – Kevin Gaik – 11678 Main Road

The Board reviewed the site plan with Mr. Gaik. It shows seven spaces for display of vehicles, but Kevin believes six would fit more comfortably. He would also like to display 7 – 8 golf carts or ATV's on the front lawn to the west. He will apply to the NYS DOT for permission to add a driveway to the east of the property. A guy wire on the utility pole will be moved. Three customer parking spots are planned with a few more in back. One spot must be clearly marked for handicapped parking. Special Use Permits are renewed annually in January. The Board recommended five spaces for display of cars and four to display recreational vehicles fronting Main, with three or four more spaces behind the building. A lighted sign and additional landscaping were recommended. Kevin stated that he would apply for "private area lighting" whereby Niagara Mohawk will put a box light on the utility pole for \$20/month. Kevin will have the revised site plan with sign plans for the next meeting on May 19th.

Don motioned to accept the minutes from April 21st, seconded by Tom and all approved.

Zoning Report Review

Mr. Shields has three motorcycles and a truck for sale tonight, and a bulldozer parked in back. He has not been heard from since April 23rd when he threatened to sue. The Board will be interested in Becky's follow-up.

Unfinished Business - Sign Ordinance

- ☐ The definition of billboards will be 80 square feet, hence eliminating future billboards.
- ☐ Existing billboards will be grandfathered.
- ☐ "Code Enforcement Officer" will be replaced with "Building Department"
- ☐ General Regulations (A). "No sign other than private off-premises sign"
- ☐ "No Trespassing" signs will be regulated and the size will be smaller
- ☐ Section 72.10 – 72.16 should be reviewed by Nathan.
- ☐ "Off-Premises" section will be reviewed at the next meeting

Special Event Permits

The need for this will be addressed via a common agenda with the Village Board in the future.

Next Planning Board Meeting: Monday, May 19th. Terry motioned to adjourn the meeting at 9:45 PM, seconded by Andy and all approved.

Respectfully submitted by,
Christine Falkowski
Recording Secretary